

DCCR Revisions Committee Notes
Thurs., July 10, 7:00-8:30 pm
Library

7:00 - 7:45 – Committee Open Business Meeting

The purpose of the DCCR Revisions Committee is to develop a plan for determining what changes in the DCCRs can receive 70% of the member's approval by Jan. 1, 2012, and then to develop a system for approval: creating the document, distributing it prior to July 1, 2011, recording results and reporting to the board and the membership.

The Committee will use Roberts Rules of Order during the business meeting.

I. Results of survey given out at the Annual Meeting and should the questionnaire be sent further?

George collated and presented the results below. After discussion, the Committee decided to submit the questionnaire again on the email and website with the following changes: (1) to add items from the results below that were often repeated and (2) to give choices within the revision ideas also based on the results. The revised questionnaire will be sent to the email membership soon, and will also be available at the SVRA Office and other locations. Email members will be able to respond by printing the questionnaire and filling it out by hand and returning it to specified locations or by attaching it as an email to specified members of the Committee.

***Results of DCCR Revision Committee Input Questionnaire
(Passed around during annual property owners meeting 6/28/08)***

62 surveys filled out & returned:

The five revision ideas on the questionnaire received the following marks as being high in importance;

(1) Develop one uniform set of DCCRs for all plat

47 marks (x) = 76%

(2) Modify "shall continue in force for successive periods of twenty years"

38 marks (x) = 61%

(3) Modify "by mutual written agreement of not less than 70% of the Owners"

35 marks (x) = 57%

(4) Modify "no boats, trailers, campers, house trailers, vans or trucks larger than ½ ton...parked or stored"

32 marks (x) = 52%

(5) Modify "no boats, trailers, campers, house trailers, vans or trucks...visible from street or roadway"

30 marks (x) = 49%

Other hand written comments returned with questionnaire

- Modify annual meeting agenda protocol to add agenda items 10 days prior to meeting.
- Present changes with severability so we don't get either "All or No" results
- Change 70% to 51%
- Change ½ ton truck to ¾ ton
- If members don't want to have "Toys" visible from streets than modify Article 8 "private garage for no more than (3) cars to have additional garage /shop space architecturally "in harmony" with house to hide toys
- All plat DCCRs—2 sets with variations for on/off the golf courses
- Approval of several materials for backyard fencing-- types & size
- Modify "No business run from residential lot"
- Backyard "Privacy-Kids-Pet fences"
- Fences for backyards (animals and privacy)
- Modify "Visible" golf course or street, front or sides

- “Definitely need rules and enforce them”
- Have new residents sign document signifying they have read and understand DCCRs
- Have continuing DCCR Revision Committee to address concerns as they come up to avoid snowballing effect
 - Modify visible boats etc. “Please keep Non-visible”
 - Modify 20 year period to 10
 - Boats etc. can be parked for 72 hours
 - Modify 20 years to 5 years
 - Add ATVs to No boats, trailers, campers “visible”
 - Keep 70% as is
 - 20 years too long
 - Adopt town animal control plan
 - House size should be bigger
 - Enforce all DCCRs equally
 - Remove all and any reference to “Developer” i.e. “B” shares
 - “NO” to uniform DCCRs
 - This was a good idea—Please publish on Web site
 - Allow town to pass ordinances to maintain the standards desired by the association
 - Modify “no fences” to allow fencing—wood for privacy or chain link to control dogs and children
 - Abolish DCCRs and create necessary town ordinances would be more progressive
 - 30 days on premises for boats, campers, trailers, etc.
 - Needs much research and study-communication with membership
 - Moratorium on present DCCRs while study in progress
 - Determine an appropriate RV parking space & allow 1 per lot
 - Wild fire control guidelines for buildings
 - Height guidelines for buildings
 - Town ordinances & zoning laws
 - Modify election process regarding “In Good Standing”
 - 20 years modified to 10
 - Mutual agreement to 60%
 - Place a moratorium now until decided if SVRA has breached the property owners contract
 - Suspend DCCRs
 - Modify/clarify 3 car garage rule
 - Dissolve Association or make it voluntary
 - Turn over golf operations to professional for profit management
 - Modify golf course fees for residents vs. non-residents
 - Dissolve Association
 - Modify 20 years to 10
 - Modify 70% to 50%
 - Modify DCCRs one set for those properties south of ranch & not visible from golf course and recreation areas for families working full time
 - Maintain high standards on DCCRs so future generations can enjoy those things which have made Star Valley Ranch so fantastic for the last 30 years
 - “Thanks for the great job”
 - Modify enforcement procedures
 - Include a measure for a plat to leave SVRA
 - Work to develop reasonable guidelines for fences
 - Modify if 70% of one plat doesn’t want DCCRs –exclude that plat
 - I believe we could vary DCCRs for certain areas

- Transfer DCCRs over to town
- Keep DCCRs current—current DCCRs are outdated
- Do not selectively enforce DCCRs against members like the association did last winter
- No fences
- Enforce no boats, campers, trailers and ½ ton parked or stored
- Modify DCCRs every 3 years
- Be able to change DCCRs every 3 years
- Develop one uniform DCCR for all that are in and out—that is to say if you bring your motorhome here for the summer, you may keep it at your residence-not visible from roadway

II. Review docs received by the Committee at our last meeting and determine how to use the information

1. *Initial Ideas – Marketing Proposal* from a member who brought ideas verbally to the previous meeting and was asked to write them up for the Committee

The document suggests steps for the Committee to take in order to reach the goal of determining those items that can receive a 70% vote, and then getting the vote. Great reference to be used as we work our way forward.

2. *Star Valley Ranch Association Policies and Procedures for the Enforcement of DCCR Violations, Resolution No. 98-01, Feb. 21, 1998*

Reference for enforcement to be shared with the Board.

3. *SVRA DCCR interim systems plan and policy* – presented to the Committee during audience input June 26.

Suggested DCCR enforcement alternative approach to be shared with the Board. The approach relies first on neighbors attempting to resolve an issue. If resolution is not possible, the complainant would fill out a complaint that included a description of the problem and the failed negotiation. The GM or Board's designee would investigate the issue and recommend action to the Board.

III. 2008 DCCR Revisions Action Plan draft

IV. Report to the Board, July 19

- Action Plan draft
- Budget for costs in 2008 - \$5000 to be set aside for legal fees, mailing; any money remaining to carry over to DCCR Revisions budget for 2009
- Will the Board entertain interim solutions? Give examples. How should the Committee forward these ideas to the Board for their consideration?

V. Written input received since last meeting, and/or input from Committee.

Business meeting adjourned. The next meeting of the DCCR Revisions Committee will be Thurs., July 24 at 7:00 in the Library. The air conditioning can be chilly so bring a wrap.

7:45-8:30 – Audience input

Input has been categorized since the meeting.

Questionnaire:

- How do you expect to get the email questionnaires back? Word doc, return, to the office, or click on the web?
- Results are really interesting. The first one is the only one that got over 70%. If people would have

understood the ½ ton truck issue, it would have gotten a higher percentage.

- That section [including the ½ ton pickup limit] continues that you cannot work on any vehicles on your property if the work is visible.

Enforcement:

- Some people are afraid of retribution [if they sign a complaint]. Having someone sign the complaint and have it become public record is not right - the Board would be shirking its duty.
- Agree with some of these ideas [signing a complaint]. The proposed process is similar to the Town's dog ordinance.
- People have to step up to the plate.
- There are a lot of people who have said they want out of the Association. Here is a [written] alternative proposal that individual plats could opt out of DCCRs using a process including a supermajority [2/3 - 70%]. Individuals [in the excluded plat] could purchase an associate membership. Needs input, more work and legal interpretation, but I think it's worth considering.
- Plat layouts are terrible – separated by the golf course and not very accommodating to this idea [of a plat being able to opt out].
- Complaint form – what you've done to resolve the situation or why you are afraid to do so
- Amendments to the Bylaws need to be investigated because they intertwine with the DCCRs, and its hard to get all the amendments

Parking of recreational vehicles:

- Opposed to motor home parking on the property. If the Association supplies a place for recreational vehicles, will they be expected to provide space for lots of other things like boarding dogs or horses... ?

Home-based businesses:

- If businesses in a home do not involve parking, why couldn't it be ok – it's happening right now.

70% voting requirement:

- Very concerned about the difficulty of getting 70% vote to change the DCCRs. Possible to send out to the membership a proxy giving the Committee or Board the power to cast their vote.
- A great many lots and homes are for sale on the Ranch so the speculators need to know that their vote is also important.
- Suggest 70% of those who respond would give responsibility to the landowner to reply.

Communication:

- [during the vote to move the water to the Town] the mailing from the Ranch went to the owner's Trust advisor, not to the lot/homeowner. Needs to be cleared up at the Office.
- Use signs on the Ranch to advertise – "Have you received your Questionnaire/Ranking in the mail?"
- Concerned with the email process – no matter what we are only reaching 25% of the people, so email won't reach everyone. Work in conjunction with the Town so that members give us email addresses if they have one.
- Need a better way to communicate to the members on everything – not just the DCCRs. Have members specify how they want information ... phone, email, snailmail?

Parks:

- Might change first part [of the DCCRs] to allow the Ranch to sell some lots to the Town for parks.

Architectural Committee:

- Well-meaning volunteers who say 'no' and then say 'we couldn't have stopped you from doing that'

--need to be well-informed and educated as to what they can and cannot do.

- Requirements for fences are confusing.